



ST. FRANCIS ECONOMIC DEVELOPMENT AUTHORITY

St. Francis City Hall, 3750 Bridge Street NW

Wednesday, February 19, 2025 at 5:30 PM

MINUTES

1. CALL TO ORDER

Meeting called to order at 5:31 p.m. on February 19, 2025

2. ROLL CALL

Present: Brenda Pavelich-Beck, Joe Muelbauer, Michael Rodger, and Amy Faanes.

Absent: MaraLynn Kubacki

Also Present: City Administrator Kate Thunstrom and Community Development Director Jessica Rieland.

3. APPROVAL OF MINUTES

Motion to approve the EDA Minutes for the meeting dated October 24, 2024.

Motion: Muehlbauer

Second: Faanes

Motion Carried: 4-0

4. APPOINTMENTS OF PRESIDENT AND VICE PRESIDENT

Motion to re-appoint Michael Rodger as EDA President.

Motion: Muehlbauer

Second: Faanes

Motion Carried: 4-0

Motion to appoint Brenda Pavelich-Beck as EDA Vice President.

Motion: Rodger

Second: Muehlbauer

Motion Carried: 4-0

5. APPROVAL OF AGENDA

Motion to approve the agenda.

Motion: Muehlbauer

Second: Rodger

Motion Carried: 4-0

6. PUBLIC HEARING

A. Land Sale - Public Hearing

City Administrator Thunstrom reviewed the Staff report in regard to the land sale and purchase agreement with North Shore Development for the property at 3731 Bridge Street.

Rodger opened the Public Hearing at 5:37 p.m.

Muehlbauer asked how large the property is and how many units are being proposed. Thunstrom said the property is roughly six acres. Matt Alexander with North Shore Development shared that they are proposing 120 units.

Muehlbauer asked if each of the 120 units would count as a unit in terms of water supply. Public Works Director Carpenter explained that they would each count as a unit towards the water; however, they have plenty of resources to accommodate this development.

Mr. Alexander shared that Staff has been great to work with through this process. He noted that after tonight they will begin working with Staff on site plans and continue to move through the approval process. He said the project that they are proposing is very similar to a recent project they completed in Cambridge if they wanted to look up this project to see how it looks.

Rodger asked if this project will be bonded. Mr. Alexander said no.

Rodger asked if they plan on looking for market recovery money. Mr. Alexander said they have not gone through a market recovery money process. He added that they are an open market shop and use union contractors.

Rodger closed the Public Hearing at 5:44 p.m.

Faanes asked how this development will affect traffic in the area. Thunstrom explained that in the Comprehensive Plan, they were anticipating high density projects in this area. She added that they are waiting to hear back from Anoka County on turn lane requirements for this development. She noted Anoka County is supportive of this project and its location.

Faanes noted the sale price of \$5,000 seems very low for an almost six acre lot. Thunstrom explained that EDAs typically purchase distressed or redevelopment properties with the opportunity to sell the property at its highest and best use. She said the EDA is unique as it has its own authority.

Motion to approve Resolution 2025-01, a Resolution Approving the Sale of Property, Purchase Agreement and Granting Signatory Authority.

Motion: Muehlbauer
Second: Pavelich-Beck
Motion Carried: 3-1

5. NEW BUSINESS

A. TIF - For Discussion Only

Thunstrom reviewed the Staff report concerning TIF and North Shore Development's application.

Pavelich-Beck shared her appreciation for the information provided by Ehlers as they did a great job explaining how TIF works.

Muehlbauer asked if they will be working with North Shore to see how much funding they need. Thunstrom said yes and explained that a true need will have to be shown before the funding is placed.

Rodger asked if the tax base will still apply to the School District. Thunstrom said yes.

Muehlbauer asked about the estimated value of this project. Mr. Alexander said the project cost is roughly \$25,000,000 to \$27,000,000.

B. 2024 Annual Report

Thunstrom reviewed the 2024 EDA Annual Report.

Motion to accept the 2024 EDA Annual Report.

Motion: Pavelich-Beck

Second: Rodger

Motion Carried: 4-0

6. MEMBER REPORTS

Faanes shared that she has some general questions on the functions of the EDA and how they interact with the City. Thunstrom shared that she can meet with Faanes to review the EDA by-laws and functions. She explained that the EDA was established for financing purposes and meets as needed when there are things to discuss. She added that they have the authority to be a taxing body; however, they are not currently taxing residents.

Rodger shared that the new City Hall Fire Station started with work by the EDA and he is happy to see how wonderful the building turned out.

Motion to accept member reports.

Motion: Muehlbauer

Second: Faanes

Motion Carried: 4-0

7. ADJOURNMENT

Muehlbauer made a motion to adjourn the meeting at 6:03 p.m. Rodger seconded.

Motion Carried: 4-0

Minutes recorded by: Time Savers Secretarial